

## MINUTES

**CITY OF CEDAR PARK  
CITY COUNCIL AND THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (“CDC”) BOARD  
SPECIAL CALLED JOINT MEETING  
AND SPECIAL CALLED CITY COUNCIL MEETING  
*Cedar Park City Hall Campus – Multi Purpose Room, Building Three  
450 Cypress Creek Road, Cedar Park TX 78613  
THURSDAY, JULY 18, 2013 AT 6:30 P.M.***

### CITY COUNCIL

Mayor Matt Powell  
Stephen Thomas, Council Place One  
Mitch Fuller, Council Place Two  
Lyle Grimes, Council Place Three

Mayor Pro Tem Donald J. Tracy  
Lowell Moore, Council Place Four  
Jon Lux, Council Place Five  
Brenda Eivens, City Manager

### CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (“CDC”) BOARD

Brian Rice, President  
Ryan Wood, Secretary  
Mo Jahadi, Director Place One  
Kevin Harris, Director Place Three

David Scott Burger, Vice President  
Corbin Van Arsdale, Director Place Four  
Brad Young, Director Place Seven

1. CALL TO ORDER, QUORUMS DETERMINED, MEETING DECLARED OPEN.

**Mayor Pro Tem Tracy called the meeting to order at 6:32 p.m.  
Mayor Powell arrived at 7:41 p.m. All Council present.**

**President Brian Rice called the 4B Board to order at 6:32 p.m.  
David S. Burger absent, all others present.**

2. Pledges Of Allegiance. (U.S. and Texas)

**The Pledges of Allegiance were performed.**

3. Welcome And Introductions.

**Roundtable introductions were conducted.**

4. Discussion Only:
  - a. Review And Update Of The “CDC” Strategic Plan, Goals And Activities.

**Agenda items 4 a, c and d were called together.**

**President Brian Rice led this part of the discussion by reviewing past projects. The Board’s focus for FY14 projects include transportation, parks, community identity and focus on being a destination city.**

**General discussion followed regarding the CDC’s strategic plan in relation to Council’s strategic plan, CDC funds, expenditures and savings. Economic development and transportation projects need to be top priorities.**

**Curt Randa, Parks Director, gave a very brief overview of the results that were derived during the forums for the proposed bike park.**

*Note: Mayor Powell arrived at 7:41 p.m.*

**Mayor Pro Tem Tracy called for a brief recess. Recessed from 7:42 p.m. to 7:53 p.m. Mayor assumed chair of the meeting upon reconvening.**

**Aaron Rector, Assistant Finance Director, provided a review of the CDC’s FY14 proposed budget. There is currently a fund balance due to savings.**

**Brenda Eivens, City Manager, asked for prioritization of projects listed in the CDC proposed FY14 budget.**

**Councilmember Fuller stated the two proposed road projects that are very important are the Anderson Mill Road and Little Elm Trail project.**

**Mayor Powell commented on thru-traffic from other cities and being a regional partner.**

**General discussion continued regarding projects and priorities.**

**Mayor Powell addressed the blue ribbon committee dealing with office space. This is in the beginning planning stages. Flex space is needed, and there is a need for Class A suburban space.**

**Brenda Eivens, City Manager, addressed the proposed bike park and if it is a priority project for the CDC for FY14.**

**General discussion followed regarding the bike park and shade structure projects.**

- b. Review Of The City Council Strategic Map, Goals And Priorities.

**Agenda Item 4.b called prior to Agenda Item 4.a.**

**Brenda Eivens, City Manager, gave a brief presentation on the Council goals known as the Strategic Map. The overall theme of the Council retreat was comprised of three specific goals: office development recruitment, tax rate and debt structure analysis, and recruitment of higher education campuses.**

**Blue Ribbon Committees were developed by Mayor Powell to focus on these three specific goals.**

**General discussion followed:**

**Mayor Pro Tem Tracy commented on the higher education committee and the focus of attracting a large campus that does not currently have a presence in central Texas. The anticipation is this project will be a large scale level.**

**Councilmember Fuller stated these are long-term projects and expectations need to be managed.**

**Mo Jahadi, CDC, inquired how the Board will be involved with these projects.**

**President Brian Rice asked Council what they believed the most important core service at this time.**

**Councilmember Fuller stated parks are not a core service but rather a quality of life issues. Transportation is a major priority.**

**c. Current And Proposed "CDC" Projects And Funding.  
Agenda items 4 a, c and d called together.  
Refer to Agenda Item 4.a for discussion.**

**d. Possible Future "CDC" Projects And Funding.  
Agenda items 4 a, c and d called together.  
Refer to Agenda Item 4.a for discussion.**

**5. Closing Comments.**

**Roundtable closing comments were conducted.**

**6. Adjournment Of Cedar Park Community Development Corporation Board.**

**President Rice adjourned the CDC Board at 8:40 p.m.**

**EXECUTIVE SESSION**

*In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The City Council may meet in a Closed Executive Meeting pursuant to*



*provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":*

**Council convened into Executive Session at 8:45 p.m.**

**7. Executive Session**

- a. Section 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter:
  - i. Legal Issues Concerning The Terms Of The Strategic Partnership Agreement Providing For The Voluntary Limited Purpose Annexation Of Travis County Water Control Improvement Districts 1F And 1G And Bella Vista Municipal Utility District.
  - ii. Legal Issues Concerning Permitted Uses In The General Office ("GO") And Hospital ("H") Zoning Districts.

The Council Reconvenes into General Session.

**OPEN MEETING**

- 8. Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.

**Council reconvened from Executive Session into Open Meeting at 10:15 p.m.**

**No action taken on any item discussed in Executive Session.**

**9. Mayor And Council Closing Comments.**

**Councilmember Fuller requested two agenda items for the next Council meeting to discuss the super majority vote requirement and also land use related to economic development.**

**10. Adjournment.**

**Mayor Powell adjourned the meeting at 10:17 p.m.**

**PASSED AND APPROVED THIS 8<sup>TH</sup> DAY OF AUGUST, 2013.**

  
**Matthew Powell, Mayor**

**ATTEST;**

  
**LeAnn M. Quinn, TRMC**  
**City Secretary**

